



# THE GATTI REPORT: YOUR GREATER DANVILLE AREA REAL ESTATE UPDATE

By Joe Gatti

Spring has officially arrived in the Greater Danville Area, and it's evident in the increase in active property inventory, as well as a rise in pending and sold properties over the past month. As we move into April, we're closely watching how ongoing tariff policy will impact the stock market and inflation, and ultimately, the local real estate market. The Gatti Team is dedicated to staying ahead of these shifts, providing the most accurate and up-to-date real estate valuations for our clients. While economic news continues to dominate headlines, our team—with over 60 years of combined experience and the backing of Compass, the #1 real estate brokerage in the U.S.—is here to guide you through these changing dynamics with expert, personalized advice.

As tariff tensions and stock market volatility continue to unfold, all eyes were on the Federal Reserve's March 19<sup>th</sup> meeting, where it decided to keep rates unchanged while still forecasting two rate cuts later this year.<sup>[1]</sup> On March 12<sup>th</sup>, the Consumer Price Index (CPI) revealed an unexpected easing of U.S. inflation to 2.8%, marking the first decline in five months and a 0.2 percentage point drop from February's reading. Economists had anticipated a rise in inflation, adding to the uncertainty surrounding the impact of the Trump administration's new tariff policies on both inflation and stock prices. While last month's inflation decline offered a sense of relief, the Fed's outlook remains cautious, with its higher inflation expectations largely influenced by the evolving dynamics of tariff negotiations.

On a more local level, the Greater Danville Area—encompassing Alamo, Danville, Diablo, and San Ramon—has seen a notable uptick in housing market activity. Active detached inventory rose 25.41% from February to March, with 173 listings compared to 134 last month. Pending properties also saw a 27.88% increase, bringing the total to 94 under contract. The number of sold properties surged by 64.22%, from 37 to 72, with a median sold price of \$2,171,500, signaling a healthy spring boost in the market.<sup>[2]</sup> As we look ahead, key factors to watch will be whether inventory levels continue to rise as we move toward June, which could further influence market dynamics.

Amid a vibrant market, our 5 Buckeye Lane property in Danville stands out as a very special offering—a 1.25-acre country retreat just 1.3 miles from downtown Danville. Available for the first time in over 50 years, this rare opportunity blends privacy with convenience, featuring majestic oaks, palm trees, and fruit trees. The beautifully remodeled home boasts approximately \$400,000 in upgrades, spacious bedrooms, and inviting outdoor spaces, including a private pool, bocce ball court, mini-barn, and a covered entertainment deck. Zoned for 1/3-acre lots, the property offers excellent development potential, with the possibility of up to four future units, or the option to maintain its serene setting as a private retreat. Ideally located near top-rated schools, this property is ready to be experienced firsthand at our open houses.

As you navigate this evolving real estate landscape, the Gatti Team is here to help you make informed decisions, whether you're preparing to sell or looking to make a purchase. If you're thinking of selling, contact us for a FREE, no-obligation estimate of your home's value and set up a private consultation today!

***I hope you found this article helpful. With 13 years of experience serving our real estate community, I'm passionate about helping clients navigate our local market. My business partner and father, Ron Gatti, brings over 40 years of expertise in the Greater Danville Area, making our team a trusted resource for all of your real estate needs. As Associate Brokers with Compass, the Gatti Team is proudly located at the 760 Camino Ramon office in Danville. If you have any questions about this article or would like personalized guidance, don't hesitate to reach out. You can email us at [GattiRealEstate@gmail.com](mailto:GattiRealEstate@gmail.com) or call me directly at 925-588-3590. We're here to help!***

[1] <https://www.cnbc.com/2025/03/19/fed-meeting-live-updates.html> [2] Data taken from the MLS during specific dates and under the criteria mentioned within the article.

## JOE & RON GATTI AS DANVILLE NATIVES, WE KNOW DANVILLE AND THE SAN RAMON VALLEY



**5 BUCKEYE LANE | COUNTRY ESTATE IN THE HEART OF DANVILLE**  
MAJESTIC 1.25 ACRE LOT | 4 BED | 3.5 BATH | 3030 SQFT | OFFERED AT \$2,950,000



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